

**To:** The Honorable Mayor and City Council

**From:** Tanya Wilson-Sejour, Planning Manager, Community Planning & Development Department

**Date:** ~~October 14, 2014~~ October 28, 2014

**A RESOLUTION OF THE VICE MAYOR AS ACTING MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING THE CITY OF NORTH MIAMI DOWNTOWN ACTION & CONCEPT PLAN TO SERVE AS A VISUAL DESIGN AND PLANNING GUIDE FOR FUTURE PRIVATE AND PUBLIC REDEVELOPMENT IN THE CITY'S DOWNTOWN AREA AND MAJOR CORRIDORS; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

### **RECOMMENDATION**

That the City Council adopts the Resolution for the proposed North Miami Downtown Action & Concept Plan and directs the City Manager to take the necessary steps to implement the outlined strategies consistent with the vision of the City's Comprehensive Plan.

### **BACKGROUND**

Policy 1.2.2 of the City of North Miami Comprehensive Plan requires that the City "adopt guidelines for unified urban, architectural and landscape regulations for major corridors to further assist in creating a sense of place throughout the City. In an effort to implement the Comprehensive Plan vision and create a vibrant attractive downtown district, the Mayor and Council adopted the City's *Downtown Development and Major Corridor Master Plan* ("Downtown Master Plan") in May 2013, which includes architectural and urban design standards to guide future development in the City's downtown area.

The Adopted Downtown Master Plan also includes a series of recommendations outlining strategies needed to spur redevelopment, promote economic growth and transform the physical image of the City's downtown area (see map of the existing downtown district below). One particular strategy calls for the creation of a Concept Plan that will serve as a visual and architectural guide for improvements needed in certain key public and private spaces throughout the downtown area. Staff believes strategic planning and ongoing improvements to key civic spaces will serve to enhance the aesthetic quality of the City's downtown environment and greatly complement private sector redevelopment efforts currently underway.

As part of the downtown redevelopment initiative the City created a civic space competition and solicited proposals from local architecture, urban planning and design students, who submitted ideas for improvements to key civic spaces within North Miami's downtown area. Additionally the City hosted a series of Community Forums between April and July 2014 in order to engage the public, share conceptual ideas and gather input from students, residents, businesses, local universities, staff and elected officials. **The overarching theme for the downtown redevelopment initiative, “*Creating New Spaces From Old Places*” echoes the collective desire of the community to capitalize on North Miami's rich heritage and past human and capital investments in order to develop a vibrant downtown district that is**

**economically viable, sustainable, safe and physically appealing (See attached draft of the Action Plan and Concept Plan).**

### **CONCLUSION**

City Administration believes the proposed Action & Concept Plan is a necessary tool in bringing about the revitalization of the City's dormant downtown and branding an Image of North Miami's downtown as a place to live, work, study and invest. It is envisioned that the Action & Concept Plan will serve as a blueprint for all future development and redevelopment within the City's Downtown. As such, staff recommends approval and adoption of the proposed *Downtown Action & Concept Plan*.

### **Attachments**

- 1) Exhibit A – Action Plan & Concept Plan
- 2) Resolution

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE VICE MAYOR AS ACTING  
MAYOR AND CITY COUNCIL OF THE CITY OF NORTH  
MIAMI, FLORIDA, ADOPTING THE CITY OF NORTH  
MIAMI DOWNTOWN ACTION AND CONCEPT PLAN TO  
SERVE AS A VISUAL DESIGN AND PLANNING GUIDE  
FOR FUTURE PRIVATE AND PUBLIC REDEVELOPMENT  
IN THE CITY'S DOWNTOWN AREA AND MAJOR  
CORRIDORS; PROVIDING FOR AN EFFECTIVE DATE  
AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, Policy 1.2.2 of the City of North Miami ("City") Comprehensive Plan ("Comprehensive Plan") requires the City to "adopt guidelines for unified urban, architectural and landscape regulations for major corridors to further assist in creating a sense of place throughout the City"; and

**WHEREAS**, in order to implement the vision and policies of the Comprehensive Plan, the City Council adopted the Downtown Master Development and Major Corridor Plan ("Downtown Master Plan") in May 2013, to serve as a guide for future development and redevelopment of the downtown core area and major corridors, to further advance the objectives of the Comprehensive Plan and Land Development Regulations; and

**WHEREAS**, the Downtown Master Plan includes a series of recommendations for strategies needed to transform the downtown area, such as the creation of a North Miami Downtown Action & Concept Plan that would serve as a visual guide for future private and public investment within the City's downtown area with prioritized steps to guide the implementation of each recommendation ("Concept Plan"); and

**WHEREAS**, City Administration believes that the proposed Concept Plan embodies the collective insight of various stakeholders, including elected and appointed officials, City staff, business owners and City residents who attended the series of downtown community forums; and thereby, respectfully recommends approval and adoption; and

**WHEREAS**, the Vice Mayor as Acting Mayor and City Council have reviewed the attached proposed Concept Plan and find that it serves as an effective guiding document for future private and public development, and further advances the vision and objectives of the Comprehensive Plan, in the best interest of the City.

**NOW THEREFORE, BE IT RESOLVED BY THE VICE MAYOR AS ACTING  
MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1.**      **Approval of Downtown Action and Concept Plan.** The Vice Mayor as Acting Mayor and City Council of the City of North Miami, Florida, hereby adopt the City of North Miami Downtown Action & Concept Plan (attached hereto as Exhibit "A") to serve as a visual design and planning guide for future private and public redevelopment in the City's downtown area and major corridors.

**Section 2.**      **Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Vice Mayor as Acting Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_\_ day of October, 2014.

\_\_\_\_\_  
PHILIPPE BIEN-AIME  
VICE MAYOR AS ACTING MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
REGINE M. MONESTIME  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Vice Mayor as Acting Mayor Philippe Bien-Aime  
Councilperson Scott Galvin  
Councilperson Carol Keys, Esq.  
Councilperson Marie Erlande Steril

_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)